LOT 36
CREEKSTONE OR 2233/906

HALEY RYAN MICHAEL &/ABBOTT JULIE ANN
95438 CREEKVILLE DRIVE
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0119-0036-0000

BUILDING CHARACTERISTICS

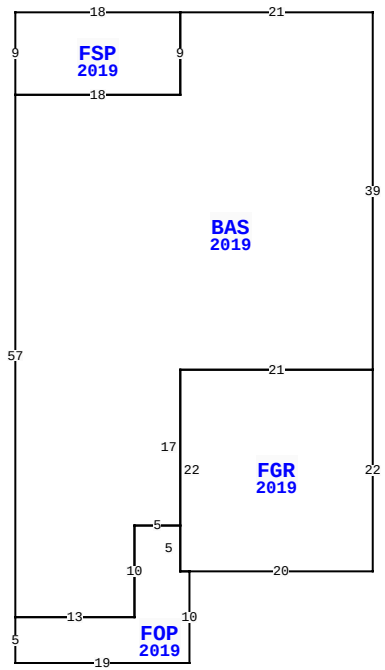
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4089.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,795	100	2019	1,795	208,594
FGR	462	55	2019	254	29,517
FOP	150	30	2019	45	5,229
FSP	162	40	2019	65	7,554
TOTALS	2,569			2,159	250,894

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,159	118.5800	118.58	256,014	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1795 HX Base Yr 2020



BLD DATE	03/03/2023 NW
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/17/2023 MLU
AG DATE	

95438 CREEKVILLE DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		250,894
TOTAL MARKET OB/XF VALUE		4,932
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		330,826
SOH/AGL Deduction		101,899
ASSESSED VALUE		228,927
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		178,205
TOTAL JUST VALUE		330,826
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,546

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1904806	CO ISSUED	0	11/18/2019
B1904806	NEW CONSTR	245,813	05/09/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2321/1751	11/26/2019	SW	Q	I	02	254,200
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: HALEY RYAN MICHAEL						
2272/1964	5/02/2019	WD	Q	V	05	285,000
GRANTOR: NASSAU PARTNERS LLC						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W21 FSP=[YR=2019] W18 S9 E18 N9$ S9 W18 S57
FOP=[YR=2019] S5 E19 N10 FGR=[YR=2019] E20 N22 W21 S22 E1$
W1 N5 W5 S10 W13$ E13 N10 E5 N17 E21 N39$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	9	3	27.00	SF	6.50	6.50	100	2019	2019	3	97	170	
2	0811	CONCRETE B	0	100	0	0	944.00	SF	5.20	5.20	100	2019	2019	3	97	4,762	

LAND DESCRIPTION

TOTAL OB/XF 4,932

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 01/23/2020 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS